



THE CITY OF SAN DIEGO
Planning Department

Annual Community Economic Index Base Indicators
Revised 6/19/03

	Indicator	Meaning	Derivation ¹
1	Residential property value changes per 1 million dollars of residential property values <i>Source: County Assessor</i>	Property values take into account many economic and quality of life factors since they reflect demand for an area. However, the negative side to rising property values is that it makes a neighborhood less affordable. This aspect will be addressed in the housing index.	(Current year total assessed residential property value - previous year total assessed residential property value) ÷ (previous year total assessed residential property value/1,000,000)
2	Commercial property value changes per 1 million dollars of commercial property values <i>Source: County Assessor</i>	Property values take into account many economic factors since they reflect the demand to do business in certain areas. Zoning, infrastructure, and geographic clustering of like firms among other things can increase demand for an area. Commercial values tend to be volatile and respond quickly to market changes.	(Current year total assessed commercial property value - previous year total assessed commercial property value) ÷ (previous year total assessed commercial property value/1,000,000)
3	Office vacancy rates <i>Sources may include: CB Richard Ellis, Burnham Real Estate, and Insignia Esg</i>	The office vacancy rate is a volatile number that is very sensitive to market conditions, but it does not lead economic movements. This indicator is not intended to support arguments for land-use changes, but as a bellwether of economic demand; when the economy is booming and an area is in high demand the office vacancy rate will quickly respond.	Current year office vacancy rates

¹ All dollar values will be adjusted for inflation, the base year will be 2000.
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4	Sales tax changes per 10,000 dollars of sales tax <i>Source: Community and Economic Development GRIPS program</i>	Changes in sales tax reflect the amount of local retail activity. Many city programs, such as storefront improvement programs, are aimed at increasing this activity. Sales tax trends also reflect on the level of consumer (both private and business) confidence and expendable income.	$(\text{Current year sales tax} - \text{previous year sales tax}) \div (\text{previous year sales tax}/10,000)$
5	Change in number of employees per 100 employees <i>Sources may include: MBIA, Treasurer's office, and Inside Prospects</i>	Employment growth patterns are important for economic development strategy formulation and development. Information on these trends can help to inform the future planning process for land-use, facilities and infrastructure.	$(\text{Current year number of employees} - \text{previous year number of employees}) \div (\text{previous year number of employees}/100)$
6	Violent crimes per 1000 residents Sources may include: the San Diego Police Department, SANDAG and the US Census	Hard economic times and poor quality of life increase potential offenders. Safety is an important component of sustainable economies.	$\text{Violent crimes} \div (\text{population in most recent census or SANDAG projections}/1,000)$
7	Juvenile arrests per 1000 residents Sources may include: the San Diego Police Department, SANDAG and the US Census	Juvenile crime can be a sign of a deteriorating community where children do not have access to constructive activities, adequate educational support, or a high quality of life. Juvenile crime also rises in hard economic times.	$\text{Juvenile arrests} \div (\text{population 0-18 years of age in most recent census or SANDAG projections}/1,000)$
8	Median income Source: Franchise Tax Board	A rising median income is an indication of economic prosperity. This is a counterpoint to measures of job and firm growth, which are often unable to measure the impact of the business activity on personal income.	Current year median income

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